



# City of Carmel

## **CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE TUESDAY, JUNE 6, 2006**

The regularly scheduled meeting of the Special Studies Committee of the Carmel Plan Commission met at 6:00 PM on Tuesday, June 6, 2006 in the Council Chambers of City Hall.

Committee members present: Leo Dierckman, Sue Westermeier, Mark Rattermann, Madeleine Torres, thereby establishing a quorum.

Department of Community Services Staff in attendance: Director Mike Hollibaugh and Matt Griffin. John Molitor, Legal Counsel was also in attendance.

The Special Studies Committee considered the following items:

**1. Docket No. 05120025 Z 126<sup>th</sup> & Keystone/Gramercy PUD**

The applicant seeks to rezone 116 acres from R-2/Residential and R4/Residential to PUD/Planned Unit Development for the purpose of creating a mixed use development Comprised of townhouse, apartment, retail, and office uses.

The site is located between Carmel Drive, 126<sup>th</sup> Street, Keystone Ave, and Auman Dr.

Filed by James Shinaver of Nelson & Frankenberger for Buckingham Properties, Inc.

Jim Shinaver, attorney appeared before the Committee representing the applicant. Also in attendance: David Leazenby, Brad Chambers and Sara Nasuti, Buckingham Companies, and Gary Murray, engineer.

David Leazenby noted that a few things would be presented this evening that had been presented previously in earlier meetings and are now incorporated into the brochure and will become relevant as the section on Design Guidelines is completed.

The materials being presented this evening are representative of a framework for redevelopment. The property is already developed and contains 564 units, located in the core of Carmel—it is not raw land surrounded by residential, it is currently developed and approximately 1,000 people live there and call it home.

In addition, the development has very limited access—it has one way in, one way out for

everybody, one way in/out for emergency services, buildings that are in need of repair, and a very confusing street network. The fact is—the buildings need to be re-developed; they need to be torn down over time and replaced with a different kind of building type and different kind of development pattern.

The new pattern should be consistent with the City's vision for the core of Carmel. The plan has an inner-connected street network—one that is pedestrian friendly and incorporates attractive, useable and meaningful open space and allows a mixture of uses—not every trip needs to be made by one car. These simple planning techniques, when applied across the City, will lead to less congestion, better air quality, and it will create neighborhoods where people will want to be. The City's Comprehensive Plan as well as the recent Urban Design Initiative supports this type of neighborhood.

Behind Tab 2 is a clean copy of the PUD Ordinance with all changes made to date, including the exhibits, design guidelines, and photos put back into place. Even the diagrams in the open space show the circular radius around the parks. A lot of effort went into the text of this Ordinance.

Tabs 3 and 4 include the redline version of those documents—redlined against the original filing on December 27<sup>th</sup>. 90 to 95% of this document is blue and is a testament to the work that has gone on in this committee in the last five months. The document is a true work in progress and reflects the concerns of Committee members and neighbors. The changes clarify some of the language in regard to private streets and alleys, some modifications to the pathways and parklands, awning heights and projections. A 10% minimum open space requirement has been added. The petitioner has worked with the staff to create parking standards—this is outlined in a new section of the Ordinance. A detail design ordinance has been created and incorporated into the document. Additional landscape standards have also been added since the last meeting, pursuant to comments made by Scott Brewer, Urban Forester.

There are other things that will be gone over this evening that require more thought from the petitioner. In comparing the document thus far with the initial filing in November 2005, the vision is still there, even though the scope is a little different in terms of the place the petitioner is trying to create. The petitioner has had additional time to think about some other items in terms of height, commercial square footage, park sizes, construction traffic language, etc. (Sara Nasuti distributed copies of the PUD document with changes to date.)

The height map image was shown in the Ordinance (behind Tab 2—Exhibit D is the height map.) There was a much larger core area and the petitioner has done some more research, studying Meridian Street, Old Town, City Center—more research was done on floor height. The question was, "What could we do to keep in line with our vision and yet create more transition and more predictability, more certainty for the project?" However, this is the new height map the petitioner would like introduced as Exhibit D in the Ordinance. The core area has now shrunk to about 27 acres and corresponds similarly to drawings submitted by area neighbors a few months ago. Surrounding the core area is an area 65 feet in height limit—about a 5-story building. That would transition down to the 50 and 35 feet height areas. Modifications have also been made to street standards to traffic calming techniques, phasing by access—all these

things were not really in the original proposal.

The petitioner has decided to limit the access to Auman Drive to two curb cuts rather than four. The final determination would probably be through the ADLS process and input from the City Engineer.

The cap on the retail/office use is now stated as no more than 150,000 square feet and the traffic study is computed accordingly. Section 4.7 has been replaced with the new Street Standard paragraph. There will be no gated access points either along the perimeter or internal streets of the project.

Additional Notice Required: There was a lot of discussion regarding keeping the neighborhood informed of the process. Reflecting on the logistics of multiple certified mail notices, 100 persons or more, and people moving in/out of the neighborhood and people that rent, it was determined that multiple notices would create an undue burden on everyone. The petitioner will commit to sending a first class letter to the president of neighborhood Homeowners Associations, The Enclave, Auman Addition, Newark, etc.

The City Engineer's Office was called upon to discuss construction activity. Other projects have been researched—the noise ordinance is in place—no construction activity would occur between the hours of 6:00 AM and 10:00 PM. However, the petitioner will commit to no construction activity between the hours of 7:00 AM and 7:00 PM and no work on site will occur on holidays.

Regarding Open Space, the park in the center of the project is referred to, it would be a minimum of two acres in size, plus at least one major size park for ball throwing, etc. Bicycle standards have been added to the Ordinance as well as parking standards. The Keystone Avenue landscape buffer has also been increased. The building base landscape buffer language has been added. Buckingham has also made a commitment regarding public art in this project.

The buildings along 126<sup>th</sup> Street will be residential in character, 3 unit buildings, 2 ½ stories, 35 feet in height, all owner/occupied. Likewise those structures along Auman Drive, for sale units only. The streetscape concept was shown—street trees, building material samples, townhomes, apartments, lofts, etc. with the same architectural guidelines. There will be a variety of parks and open space with bike racks, street trees, and benches.

Leo Dierckman asked that the “concept language” be eliminated in the design guidelines.

Department Report, Matt Griffin. The Department is recommending approval at this time. With the new information submitted this evening and last week, all outstanding issues have been addressed.

Madeleine Torres still had a concern with the 100-foot maximum height. Madeleine also asked for more clarity on the green space—the petitioner has narrowed the scope and is more specific, but more clarification is needed. Madeleine questioned the parking standards; Matt Griffin stated that the standards are being adhered to.

Leo Dierckman asked the petitioner to commit to 2 or 3 strategic locations for the parks. David Leazenby referred to Section 1.2.1 of the PUD that parks shall be diversified in size, location, and character and shall be designed to foster a unique sense of identity for each space—David Leazenby said he was willing to commit to strategic locations, depending on the exact location within the project.

Sue Westermeier thought the improvements were great, however, there is still a concern with traffic and especially the construction traffic off of 126<sup>th</sup> Street that has not adequately been addressed.

Mark Rattermann asked about the possible dedication of the streets. Also, Page 7 of the Ordinance refers to substantial alteration of the approved ADLS or development plan for review.

David Leazenby stated that the petitioner plans to dedicate all of the streets.

Matt Griffin commented that the review would be basically the same as Village of WestClay and would return to the Commission for individual ADLS review.

John Molitor reported that City Council could demand whatever restrictions it wants under the Ordinance, and then change the Ordinance. If you want restrictions, you have to write them into the Ordinance.

Mike Hollibaugh addressed the Committee. WestClay was entirely different, there was no Development Plan with WestClay, it was all plats with the exception of the latest amendment that included the commercial area. Everything has been done according to a specific plan. There have been text amendments and map amendments that all occurred at the same time. The flexibility was not built into their Ordinance.

Mark Rattermann had some questions and comments relating to the parking ratio; the parking would be governed by Carmel's Ordinance and the PUD. Traffic is still an issue on 126<sup>th</sup> and Auman Drive.

Leo Dierckman and Sue Westermeier noted the amount of public input and subsequent revisions made pursuant to those public comments. The Committee would not be where we are without the input by the public.

Sue Westermeier asked for additional comments at this time.

Madeleine Torres reiterated that if there is something new on the part of public input, that would be fine. The plan is what it is, and there will probably be no more amendments. That said, will the public be allowed to speak at the next Commission meeting?

Point of Clarification, Mark Rattermann: The public hearing is closed after this committee meeting. There will be no input at full Plan Commission—it will go on to City Council for

hearing and there will be an opportunity for public input at that level; the item would then be referred to Committee.

Public Input: Karen Carter, 918 East Auman Drive, had questions regarding the map and the 13-foot buffer. Leo Dierckman responded that the 13 feet already exists as right-of-way and if the City needed it, they could utilize it anytime, not necessarily in respect to this project.

John Sullivan, president of The Enclave HOA suggested that nothing has been resolved as far as traffic on 126<sup>th</sup> Street. The residents are not opposed to this project, but would like to see this project done right.

Angie Molt, Auman-Newark Addition, again requested more detail than has been provided by the petitioner. The residents still have some issues with the proposal. Angie Molt referred to information she had located on the internet titled “Smart Code” and the method/guideline for Ordinances with built-in flexibility as far as uses. Angie distributed copies of the information she had obtained.

Madeleine Torres said she was comfortable with the Committee forwarding this item on to the full Commission with a positive recommendation. The work is not done on this, but the project has been taken as far as the Committee can go. It is time to move this forward.

Sue Westermeier agreed with Madeleine’s comments.

Mark Rattermann said he was concerned about the financing of the project (TIF) and the traffic and expansion onto Auman Drive.

Mark Rattermann made formal motion to **forward Docket No. 05120025 Z, 126<sup>th</sup> & Keystone/Gramercy PUD to the full Commission** with a positive recommendation, seconded by Madeleine Torres, approved 4-0.

## **2. Docket No. 06050003 ADLS Amend: Park Lane Apartments- Signage**

The applicant seeks approval for a new sign

The site is located at 221 Main St. E and is zoned R-4.

Filed by Nancy Long from A-1 Expeditors.

Nancy Long, A-1 Expeditors, appeared before the Committee representing the petitioner. The Park Lane Apartments signage was initially installed in the ‘70s and the project would like a fresh, new look for the sign that would also brighten the entire site.

The proposed sign is to be on an arm and suspended. The petitioner is willing to make requested changes—the oval would be the exact same size; the arm would be four feet tall. The sign is not illuminated.

Department Report, David Littlejohn: The Old Town Overlay requires a suspended sign and the petitioner agreed to comply. The Department is recommending approval, subject to

conformance with the Old Town Overlay.

Mark Rattermann moved for approval of **Docket No. 06050003 ADLS Amend: Park Lane, subject to the Old Town Overlay requirements**, seconded by Madeleine Torres, **APPROVED 4-0**.

**3. Docket No. 06050002 ADLS Amend: Carmel Dr. Executive Office Park – Signage**

The applicant seeks approval for a new sign package

The site is located at 755 & 765 W Carmel Dr. and is zoned M-3.

Filed by Adam DeHart from Keeler-Webb Associates

Adam DeHart, Keeler-Webb & Associates, 486 Gradle Drive, Carmel appeared before the Committee representing the applicant. The existing building contains approximately 43,000 square feet, two stories, and was designed and approved as part of a master plan for this site. The master plan included an additional 43,000 square-foot building that has yet to be built. The site is one-half developed.

The petitioner was contemplating a Federalist design for the building that would complement the City Hall building and those buildings along City Center Drive. The future City Center Drive that would replace 126<sup>th</sup> Street was designed by Woolpert and over the course of time, the project was started and stopped at different points in time.

At the time this project was designed, not knowing how the streets would end up and in an attempt to look at preliminary Old Town standards, signage, and pedestrian access, the petitioner thought the pennant sign would be workable. Since that time, and with the development of the road and the access, the signage needs to be more vehicular-friendly as opposed to pedestrian friendly.

The petitioner has made application to the Board of Zoning Appeals to change the initial language so as to be in compliance with the package being presented this evening. The pennant sign would be folded flat, and set on the face of the building for tenant recognition.

Department Report, David Littlejohn: The same amount of signs being replaced as were to exist initially. The Department feels that the sign fits better with the site and at this time we are recommending approval.

Madeleine Torres made formal motion to approve **Docket No. 06050002 ADLS Amend, Carmel Drive Executive Office Park Signage**, seconded by Mark Rattermann, **APPROVED 4-0**.

**4. Docket No. 06050015 ADLS Amend: Companion Animal Medical Center – Signage**

The applicant seeks approval for a new sign

The site is located at 1455 S Range Line Rd and is zoned B-8.

Filed by Lisa Bohn with Lisa Bohn & Associates.

Lisa Bohn, Lisa Bohn & Associates appeared before the Committee requesting approval of a new ground sign for the Companion Animal Medical Center located at 1455 South Range Line Road. The sign is a simple aluminum panel, non-illuminated, white background with terra cotta and black graphics that tie in with the building colors.

Department Report, David Littlejohn: The sign was included with the original DP/ADLS. The only thing changing is the appearance of the text on the face of the sign. The original sign also had a picture of a dog and a cat.

Susan Westermeier made formal motion to approve **Docket No. 06050015 ADLS Amend: Companion Animal Medical Center Signage**, seconded by Mark Rattermann, **APPROVED 4-0**.

**5. Docket No. 06030003 DP Amend/ADLS: REI Medical Office Building**

The applicant seeks to build a 2-story, 34,000-sq ft medical office building on 7.54 acres. The site is located at 11911 North Pennsylvania St. and is zoned B-6/US 31 Overlay. Filed by Joseph Scimia for REI Real Estate Services, Inc.

Joe Scimia, attorney, Baker & Daniels appeared before the Committee representing the applicant. Also in attendance: Roger Kilmer, attorney.

At the previous meeting, two different variations of the east elevation of the site were presented. The revised drawing incorporates the consensus of the committee as far as suggested changes. Basically, it mimics the west elevation in a little different fashion by providing the glass front together with a cornice treatment along the edge of the property and mimics the entry. There was previous discussion regarding a certain door/entrance, but it was decided that it would cause detriment to the building.

Secondly, Scott Brewer has now “signed off” on the landscape plan with final approval.

Thirdly, there were a series of comments by the Engineering Department that were technical in nature. Currently, there is indicated on the plan a bike rack located in the southwest corner. ADA ramps are indicated at the sidewalk intersections. Basically, this site is already developed consistent with the corridor and the petitioner is making no changes in the entrance treatment. Also the sidewalk is in existence; there is no asphalt pathway and if it were added, it would not connect to anything.

Department Comments, Matt Griffin: There were two outstanding comments, but those have now been addressed. The Engineering Dept. had outstanding concerns, and those revisions were received earlier this week. There are minor revisions outstanding, and Engineering is comfortable recommending approval at this time. The Department Staff is recommending favorable recommendation conditioned upon all engineering issues being resolved. The parking requirements are being met without shared parking.

Mark Rattermann made formal motion to **recommend approval of Docket No. 06030003 DP**

**Amend/ADLS, REI Medical Office Building**, conditioned upon all engineering issues being resolved, seconded by Susan Westermeier, Approved 4-0.

**6. Docket No. 06030008 Z: 1003 E. 106th Street Rezone**

The applicant seeks a rezone from R3 to B5 to allow neighborhood scale office/commercial use.

The site is located 1003 E. 106<sup>th</sup> Street and is zoned R3 Residential/within the Home Place Business District Overlay.

Filed by Michael Godfrey of Brunson and Company.

Michael Godfrey appeared before the Committee and stated that he and his wife, Kay Brunson, had purchased the property at 1003 East 106<sup>th</sup> Street in 1997 and operated an All State Insurance Agency for approximately two years. The All State Agency was subsequently moved to another building north on College Avenue.

The property is within the Home Place Overlay zone. Granting a rezone to Business would be for the betterment of the community and the immediate area that is within the vision of what the City and Clay Township are trying to do in this area. A rezone would increase the assessed value and encourage neighboring property owners to make improvements and upgrades to their property.

Department Comments, Matt Griffin: As mentioned, the Home Place Overlay encourages the rezone to neighborhood serving office. The request from R-3 to B-5 is fully supported by the Staff as well as the zoning ordinance. If this were to redevelop into something more intense, or become a non-residential use, the petitioner would return for ADLS review. Residential use is still permitted in the B-5 area and there is no compliance issue.

Public Comments were requested at this time; no one appeared.

Mark Rattermann made formal motion to forward Docket No. 06030008 Z, 1003 East 106<sup>th</sup> Street Rezone to the full Commission with a recommendation for approval, seconded by Susan Westermeier, Approved 4-0.

**7. Docket No. 06010025 DP/ADLS: Huntington National Bank**

The applicant seeks Development Plan, Architectural Design, Lighting, and Signage approval for 1.155 acres, for the purpose of building a bank on an outlot on a larger retail commercial parcel.

The site is located at 10925 North Michigan Road and is zoned B2/Business.

Filed by Brad Schneider of Professional Design Group for Huntington National Bank.

**Darcy Kellerman, Civil Design, 2415 Director's Row, Suite E appeared before the Committee representing the applicant. Also in attendance: Cheryl Pfizer, Huntington National Bank.**



**The bank is located within the Weston Pointe Subdivision as an outlot on the northeast corner of Michigan Road and Weston Pointe Drive, also within the US 421 Overlay Zone. The building is Federal style with red brick, EFIS on the cornice and stone on the base. Architectural elements have been included. One of the outstanding issues was the bike rack and that has now been added to the south side of the building. The other outstanding issue is the landscaping and the petitioner will be going before the BZA for a variance.**

Department Comments, Matt Griffin: As mentioned, there was a Department oversight regarding the buffer yard. The petitioner is proposing as much as or more non-pervious surface. In terms of getting the right amount of planting per the Ordinance and the right amount of impervious surface—the petitioner is meeting this requirement, it is just that the six foot bufferyard required was to be an additional buffer for parking. The Department is in support of the variance and also in support of this plan. The Department would like to move this item forward with a favorable recommendation.

Ms. Kellerman stated that the signage has the Huntington Bank green color, 74 inches high and eight feet tall on a base. The preferred sign is the vinyl with the white letters for Huntington. There are floating letters on the base.

Matt Griffin commented that typically, a monument sign would not be allowed; David Littljohn would be able to make that determination and David was not available at this time.

The Committee decided to withhold signage approval until the June 20<sup>th</sup> meeting.

Madeleine Torres made formal motion to approve the **Development Plan portion only of Docket No. 06010025 DP/ADLS, Huntington National Bank; signage approval will be withheld until the June 20<sup>th</sup> meeting**, seconded by Mark Rattermann, **Approved 4-0.**

#### **8. Docket No. 06050018 ADLS Amend: RCI Patio Shelter**

The applicant seeks approval for the addition of a patio structure.

The site is located at 9998 N. Michigan Road and is zoned I1 within the 421 Overlay.

Filed by Charles Phipps of RCI.

Charles Phipps of RCI, 9998 North Michigan Road appeared before the Committee representing the applicant. The petitioner is seeking approval for the construction of a shelter area on an existing patio structure. The existing patio area is located on the west side of the facility (the rear of the building) next to the parking lot. The existing patio structure is currently enclosed and has landscaping around it.

RCI is proposing the construction of shelter, 24 feet by 24 feet, open on all four sides, within the existing turf area of the patio. The shelter is designed to be a year 'round, all season shelter to be used by the employees for a break area.

Engeldow Landscaping will install additional landscaping around the shelter project that will also conform with the landscaping requirements. Gaylor Electric will be installing the infrared

heaters located overhead as well as additional lighting. The lighting will be on a timer.

Department Comments, Matt Griffin: The Department has no issue with this proposal and supports approval.

Mark Rattermann made formal motion to approve **Docket No. 06050018 ADLS Amend, RCI Patio Shelter**, seconded by Susan Westermeier, **APPROVED** 4-0.

There was no further business to come before the Committee, therefore, the meeting adjourned at 8:30 PM.

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Leo Dierckman, Chairperson

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Ramona Hancock, Secretary

Adjourned at 8:30 PM.